

422 BATH ROAD
SALTFORD
BRISTOL
BS31 3DH
£895,000



G R E G O R Y S
E S T A T E A G E N T S

A truly special and unique detached residence, positioned within the delightful village of Saltford. This four bedroom dormer bungalow has been the subject of a comprehensive refurbishment programme and now presents as the most wonderful of family homes.

The spacious accommodation is approximately 3,000 square feet and can be found over two floors. The current owners have changed the layout, which now provides the perfect balance. From multiple double bedrooms, to generous living space, evident in the impressive open plan family room, which measures over 33ft in length, which includes a stunning Turkish marble tiled floor with under floor heating, large fitted kitchen, dining and seating areas. The partially vaulted ceiling allows for natural light via the 'Velux' window and the double 'Bi-Fold' doors provide the perfect view and access to the garden, providing an expansive entertainment space. Furthermore a separate lounge with a full cinema system, projector and screen, can be found to the front aspect with a bay fronted double glazed window overlooking the driveway and with beautiful Oak hardwood flooring, complete with underfloor heating. A handy utility room, comprising fitted wall and base units, plumbing for a washing machine and the gas combination boiler to reside.

The first of the three bathrooms can be found to the ground floor, perfect for any buyer looking to utilise a bedroom for an elderly relative, with the bathroom conveniently positioned opposite this bedroom. The bathroom is a four piece white suite including a separate shower and corner bath. Both bedrooms positioned to the ground floor are generously proportioned, both double in nature and including hardwood flooring. The fourth bedroom is currently being utilised as a home office, with the owners having installed a WI-FI mesh system control with full Gigabit ethernet 6 compliant cabling. Access to all of these rooms is via a welcoming entrance lobby with Turkish marble flooring with an Oak and glazed door leading to a spacious hallway.

An Oak and glazed staircase can be found from the hallway and provides access to the first floor. The landing is bathed in natural light via two large Velux windows and leads to all rooms. The principal bedroom suite is perfectly positioned to the rear of the property, benefitting from a large selection of built in bedroom furniture, including two large double wardrobes. An en-suite serves this bedroom and comprises a modern white suite. The second bedroom is again, double in nature with a selection of fitted wardrobes. The third and final bathroom can be accessed via the landing, comprising a three piece white suite. A wealth of storage is available via the extensive eaves storage, conveniently accessed via the first floor rooms.

Externally the property boasts a gated, block paved driveway providing, secure off street parking for multiple vehicles. A recently installed Pod point charger can be found adjacent to the electric remote controlled roller shutter door, providing vehicle access to the integrated garage. To the rear of the property a generous garden provides a private environment, bathed in natural light, due to its south facing aspect. The patio has been replaced and extended and provides the perfect spot to enjoy the hot tub, which is included in the sale. To the rear of the plot can be found a wooden summer house, complete with fitted units, making it a readily available work shop. A brick built outbuilding and conservatory makes the perfect garden room, home office or gym. With power and lighting, the home office is alarmed and kitted out with full gigabit internet connections. There is a small brick store behind the garden room.

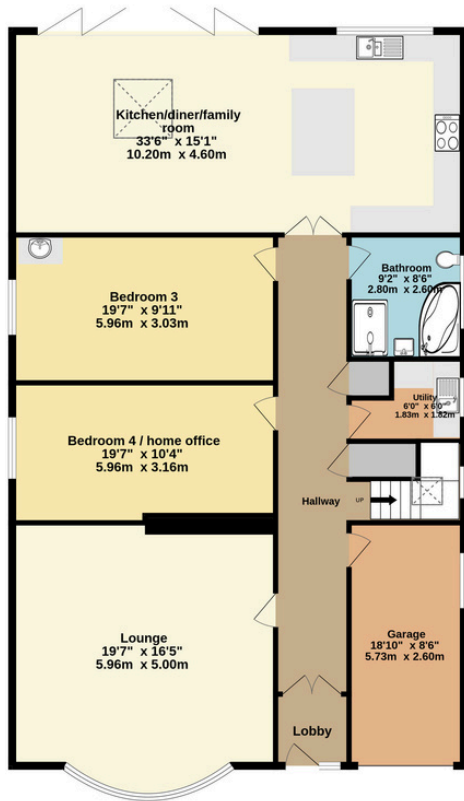
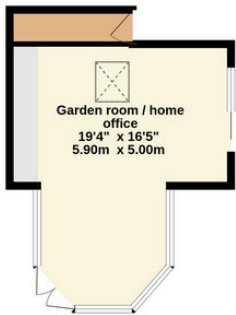




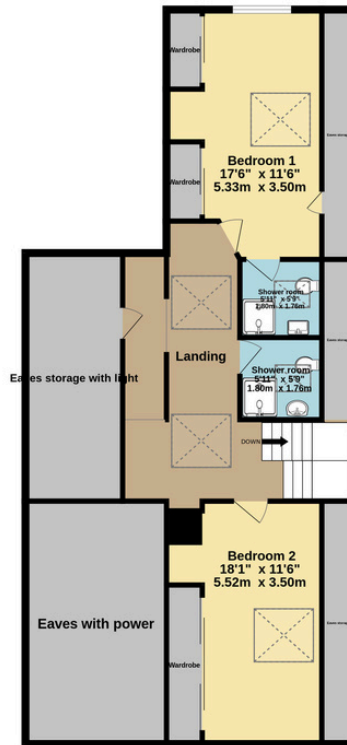




Ground Floor
2116 sq.ft. (196.6 sq.m.) approx.



1st Floor
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 3256 sq.ft. (302.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

422 Bath Road BREXTELA BS11 3SH	Energy rating C	Valid until 17 June 2034
Certificate number: 9439-1039-4206-2004-0204		

Property type: Detached bungalow
Total floor area: 205 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

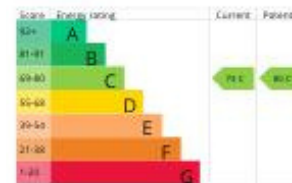
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements)

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Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to [improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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